



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

CONSENT AGENDA

NOVEMBER 27, 2019

11:00 A.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

Consent items are reviewed in a sequential manner as listed on the agenda. Applicants are advised to approximate when their item is to be heard and should arrive 15 minutes prior to the item being announced. If applicants are not in attendance when the item is announced, the item will be moved to the end of the agenda.

The applicant's presence is suggested in order to respond to questions and discuss potential conditions of approval, thereby avoiding project continuances. If an applicant cancels or postpones an item without advance notice, the item will be postponed indefinitely and will not be placed on the following Historic Landmarks Commission (HLC) agenda.

Actions on the Consent agenda are reported to the Full Commission at the 1:30 p.m. meeting on the same day. The Full Commission has the discretion to ratify or not ratify the Consent actions. The Consent agenda reviewing member of the HLC may refer items to the Full Commission for review.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, PO Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the Commission may not have time to review written comments received after 10 a.m. on the day of the meeting, however, it will be added to the project file and you are welcome to bring written correspondence to the meeting for distribution (provide 4 copies).

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/HLC. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

NOTE: Agenda schedule is subject to change as cancellations occur.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

APPEALS: Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

NOTICE: On Friday, November 22, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC.

PLEASE BE ADVISED

CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL

A. 520 PLAZA RUBIO

Assessor's Parcel Number: 025-281-003

Zone: RS-15

Application Number: PLN2019-00420

Applicant: Peter & Molly Sorensen, Owners

(The Post-World War II, Spanish Colonial Revival style residence, designed by R. B. Nelson is a designated Structure of Merit. Proposal for minor improvements to the front façade of the residence, consisting of removing the existing double-hung bedroom window and grill facing Plaza Rubio Street and replacing with recessed French Doors and a wrought iron Juliet balcony. Improvements include revising the gable vent from circular louvered metal to a cruciform pattern of square stucco, and installing a recessed light fixture above the French Doors.)

Project Design Approval and Final Approval are requested. Neighborhood Preservation Ordinance and Structure of Merit findings are required.

REVIEW AFTER FINAL APPROVAL**B. 21 E CANON PERDIDO ST**

Assessor's Parcel Number: 039-322-038
Zone: C-G
Application Number: PLN2018-00426
Owner: R&M El Centro Bldg, Asp: Tony Berti
Applicant: Anacapa Architecture
Contractor: Skyline Construction
Engineer: Windward Engineering

(The El Centro Building constructed in 1927 and designed by Edwards Plunkett and Howell is on the City's List of Potential Historic Resources as it is eligible for designation as a Structure of Merit. Proposal to replace selected windows and doors, install skylights, and construct exterior accessibility improvements. Additional improvements include new mechanical rooftop screening, exterior lighting for mechanical maintenance at the rooftop, permitting of an existing unpermitted trash enclosure, and permitting of unpermitted USPS Mailboxes. Project will address violations listed in ENF2018-00341.)

Review After Final is requested for the mechanical rooftop screening, associated exterior lighting for mechanical maintenance doors at the rooftop, replacement of infilled original building openings with windows and doors, permitting of an unpermitted trash enclosure with associated accessibility improvements, permitting of unpermitted USPS mailboxes, and building paint colors. Historic Resource findings are required. Review After Final request was last reviewed on November 13, 2019.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**C. 403 LOMA ALTA DR**

Assessor's Parcel Number: 035-243-002
Zone: RS-15
Application Number: PLN2016-00245
Owner: Britton L Jewett
Applicant: Misael Contreras, Studio 7

(The Carl Oscar Borg House, constructed in 1918 in the Mission-Pueblo Revival style, is a designated City Landmark. Proposal for a new detached 465 square foot, two-car garage, to be constructed in the secondary front yard. The project includes replacement of the existing driveway, new fencing, site steps, and 155 cubic yards of grading to be exported off-site. The proposed total of 2,763 square feet of development on a 23,187 square foot parcel in the Hillside Design District is 59% of the guideline maximum floor-to-lot area ratio (FAR).)

Project Design Approval and Final Approval are requested. Project requires compliance with Staff Hearing Officer Resolution No. 011-19. Neighborhood Preservation Ordinance and Landmark findings are required. Project was last reviewed on October, 4 2017.

FINAL APPROVAL**D. 532 E SOLA ST**

Assessor's Parcel Number: 029-091-008
Zone: R-2
Application Number: PLN2018-00672
Owner: Jakob Bogenberger & Susan Swift
Applicant: Arketype Architects Inc.

(The Spanish Colonial Revival residence is on the City's List of Potential Historic Resources as it is contributing to the potential Bungalow Haven Historic District. Proposal for a remodel and additions to the one-story 1,861 square foot residence, including demolition of 36 square feet off an existing porch at the driveway side yard and 310 square feet at the rear living area to accommodate a rear 347 square foot first floor addition, and a 438 square foot accessory dwelling unit in the partial basement. Site improvements include new deck area, reconstruction of the front patio trellis, remodel of the existing garage, fencing, and a new swimming pool. The proposed total of 1,932 square feet on a 6,250 square foot lot is 70% of the maximum floor-to-lot area ratio.)

Final Approval is requested. Project was last reviewed on September 4, 2019.

PROJECT DESIGN APPROVAL AND FINAL APPROVAL**E. 705 & 707 DE LA VINA ST**

Assessor's Parcel Number: 037-081-014
Zone: R-M
Application Number: PLN2019-00463
Owner: Jessica Rose Greco
Applicant: Native Son Design Studio

(The National style duplex building, constructed circa 1875, is on the City's List of Potential Historic Resources as a contributing property to the potential Lower De La Vina Historic District. Proposal for improvements and an interior remodel to the front historic duplex, consisting of demolishing the unpermitted enclosed porch, constructing a 390 square foot addition off the front of the building, and adding a new 124 square foot porch entry. Project includes demolishing two sheds that encroach in the required interior setback, and permitting the as-built wood deck at the rear of the detached cottage unit, which will be partially demolished to comply with the interior setback.)

Project Design Approval and Final Approval are requested. Historic Resource findings are required. Project was last reviewed on November 13, 2019.

NEW ITEM: PROJECT DESIGN APPROVAL AND FINAL APPROVAL**F. 630 STATE ST**

Assessor's Parcel Number: 037-132-027

Zone: M-C

Application Number: PLN2019-00566

Owner: 630 State Street, LLC

Applicant: Sherry & Associates, Architects Inc.

(Proposal for minor exterior tenant improvements to an existing commercial building located in El Pueblo Viejo Landmark District, consisting of removal of two existing doors at the south property line, and infilling the openings to match the building. Project will address violations listed in ENF2018-01124 as it relates to the as-built conversion of a commercial building interior from restaurant to office space.)

Project Design Approval and Final Approval are requested.